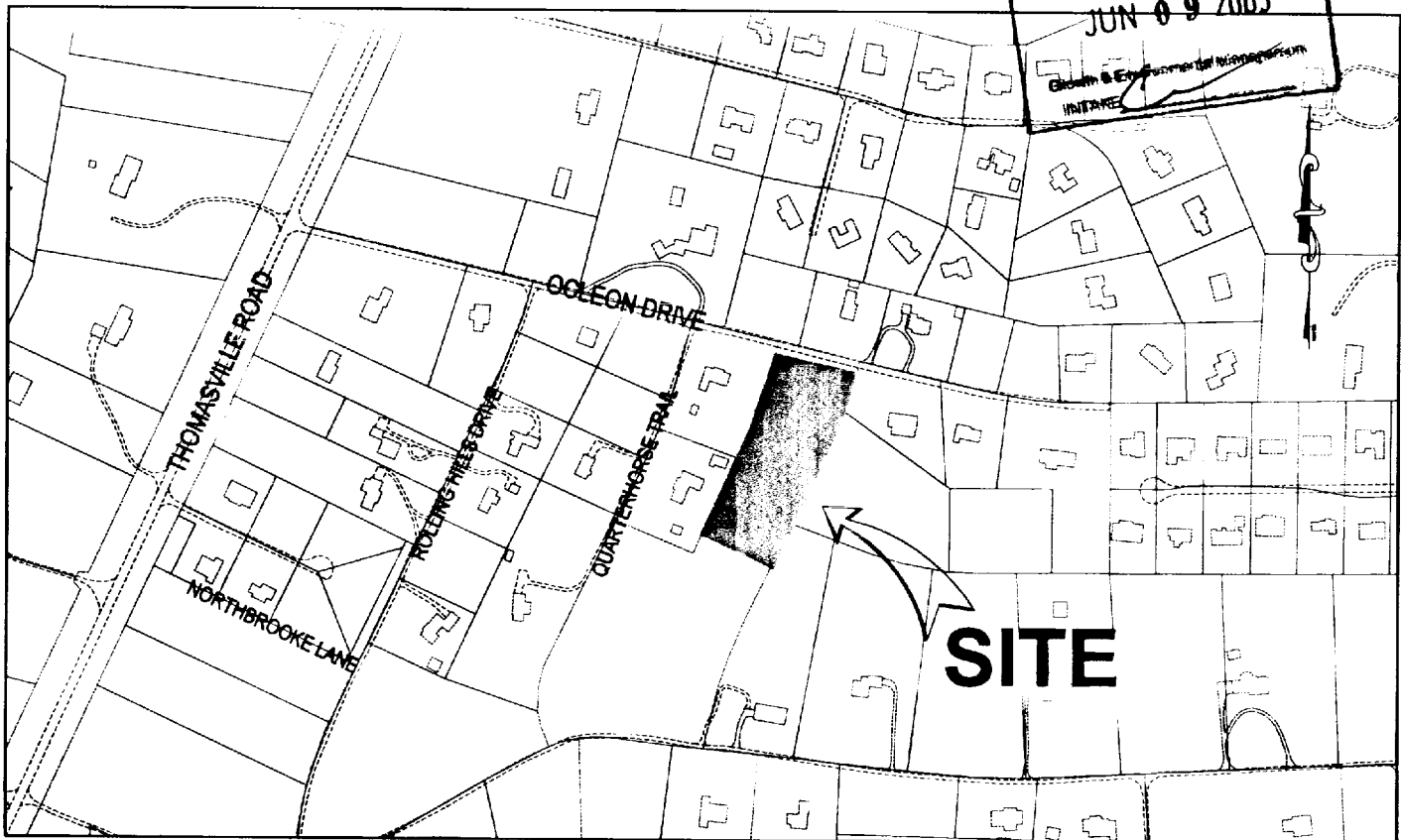
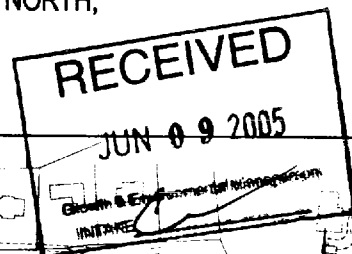


SHIFLETT LIMITED PARTITION

A DIVISION OF PROPERTY IN SECTION 22, TOWNSHIP 2 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA
PARENT TRACT = 2.71 ACRES±



GENERAL NOTES:

GENERAL VICINITY MAP

TALLAHASSEE/LEON COUNTY LAND ID PROJECT DOCUMENT SUMMARY

Project Name: Shiflett Limited Partition

PETS Activity Number: LSP050007

Project Type: Limited Partition

Description: 14-22-08-000-0080

Submittal Date: 6/10/15 Scan Date: 6/15/15

Status: **Under Review**

Conditional Approval

Approved

DESCRIPTION LOT 1 (0.92 AC.±)

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 27, Township 2 North, Range 1 East, Leon County, Florida, and run thence East 56.33 feet, thence North 561.58 feet, thence North 05 degrees 46 minutes East 1075.66 feet, to a point in the centerline of a 60.0 foot roadway, thence South 84 degrees 14 minutes East along the center of said 60.0 foot roadway 97.92 feet, thence North 05 degrees 46 minutes East along the centerline of a 60.0 foot roadway 66.13 feet to a point of curve to the right, thence along said centerline curve with a radius of 576.06 feet, through a central angle of 19 degrees 00 minutes, for an arc distance of 191.03 feet, thence North 24 degrees 46 minutes East along said centerline 611.54 feet to a point of curve to the left, thence run along said curve with a radius of 826.36 feet, through a central angle of 0 degrees 10 minutes 40 seconds for an arc distance of 2.56 feet (the chord of said arc being North 24 degrees 40 minutes 40 seconds East 2.56 feet) to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said curve with a radius of 826.36 feet, through a central angle of 11 degrees 19 minutes 20 seconds for an arc distance of 163.03 feet (the chord of said arc being North 18 degrees 55 minutes 40 seconds East 163.03 feet), thence North 13 degrees 16 minutes East 29.41 feet to the southerly right of way boundary of Ocleeon Drive, thence North 76 degrees 44 minutes West along said right of way 220.51 feet, thence leaving said right of way run South 18 degrees 36 minutes 44 seconds West 164.22 feet, thence South 69 degrees 26 minutes 01 second East 221.52 feet to the POINT OF BEGINNING, containing 0.92 acre, more or less.

The east 30 feet of the foregoing-described property being subject to an access and utility easement.

DESCRIPTION LOT 2 (0.93 AC.±)

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 27, Township 2 North, Range 1 East, Leon County, Florida, and run thence East 56.33 feet, thence North 561.58 feet, thence North 05 degrees 46 minutes East 1075.66 feet, to a point in the centerline of a 60.0 foot roadway, thence South 84 degrees 14 minutes East along the center of said 60.0 foot roadway 97.92 feet, thence North 05 degrees 46 minutes East along the centerline of a 60.0 foot roadway 66.13 feet to a point of curve to the right, thence along said centerline curve with a radius of 576.06 feet, through a central angle of 19 degrees 00 minutes, for an arc distance of 191.03 feet, thence North 24 degrees 46 minutes East along said centerline 423.32 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 24 degrees 46 minutes East along said centerline 188.22 feet to a point of curve to the left, thence run along said curve with a radius of 826.36 feet, through a central angle of 0 degrees 10 minutes 40 seconds for an arc distance of 2.56 feet (the chord of said arc being North 24 degrees 40 minutes 40 seconds East 2.56 feet), thence North 69 degrees 26 minutes 01 second West 221.52 feet, thence run South 18 degrees 36 minutes 44 seconds West 49.80 feet, thence run South 24 degrees 44 minutes 25 seconds West 129.36 feet, thence run South 65 degrees 12 minutes 08 seconds East 215.54 feet to the POINT OF BEGINNING, containing 0.93 acre, more or less.

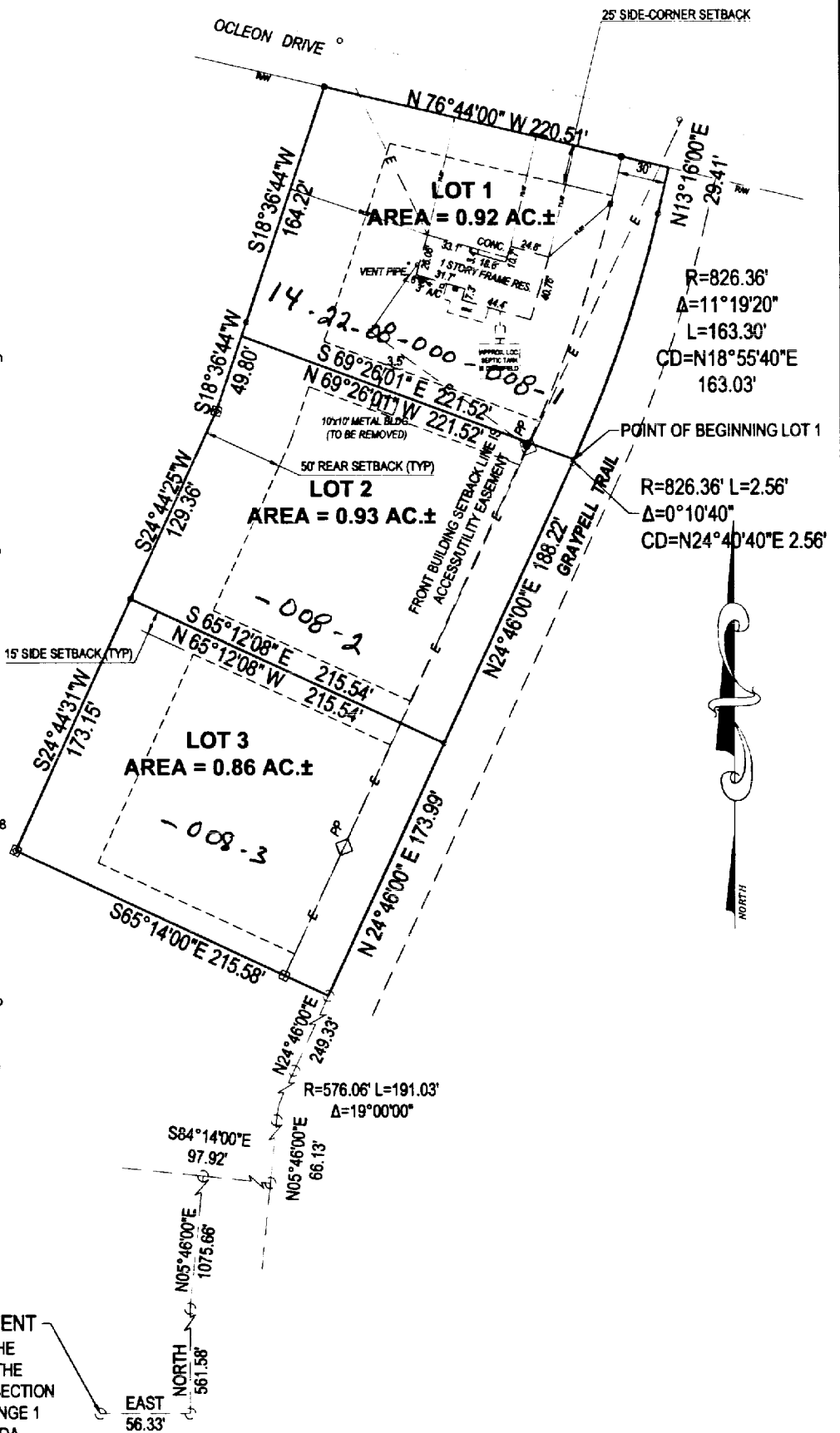
The east 30 feet of the foregoing-described property being subject to an access and utility easement.

DESCRIPTION LOT 3 (0.86 AC.±)

Commence at the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 27, Township 2 North, Range 1 East, Leon County, Florida, and run thence East 56.33 feet, thence North 561.58 feet, thence North 05 degrees 46 minutes East 1075.66 feet, to a point in the centerline of a 60.0 foot roadway, thence South 84 degrees 14 minutes East along the center of said 60.0 foot roadway 97.92 feet, thence North 05 degrees 46 minutes East along the centerline of a 60.0 foot roadway 66.13 feet to a point of curve to the right, thence along said centerline curve with a radius of 576.06 feet, through a central angle of 19 degrees 00 minutes, for an arc distance of 191.03 feet, thence North 24 degrees 46 minutes East along said centerline 249.33 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 24 degrees 46 minutes East along said centerline 173.99 feet, thence run North 65 degrees 12 minutes 08 seconds West 215.54 feet, thence run South 24 degrees 44 minutes 31 seconds West 173.15 feet, thence run South 64 degrees 58 minutes 48 seconds East 215.46 feet to the POINT OF BEGINNING, containing 0.86 acre, more or less.

The east 30 feet of the foregoing-described property being subject to an access and utility easement.

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION
27, TOWNSHIP 2 NORTH, RANGE 1
EAST, LEON COUNTY, FLORIDA



F.C.M.	FOUND 4"x4" CONCRETE MONUMENT
R.O.W.	RIGHT-OF-WAY
C.A.	CENTERLINE
R.	RADIUS
D.	DELTA OR CENTRAL ANGLE
A.	ARC LENGTH
T.	TANGENT DISTANCE
CH.	CHORD BEARING AND DISTANCE
P.B./P.G.	PLAT BOOK AND PAGE
O.R./P.G.	OFFICIAL RECORDS BOOK AND PAGE
D.B.	DEED BOOK
B.O.C.	BACK OF CURB

F.I.P.	FOUND IRON PIN
F.N.C.	FOUND NAIL IN CAP
PROF.	PROFESSIONAL LAND SURVEY CERTIFICATE
S.C.M.	SET 4"x4" CONCRETE MONUMENT LBM7245
SIP	SET 1/2" IRON PIN LBM7245
S.N.C.	SET NAIL AND 1" CAP LBM7245
(P)	PLAT INFORMATION
(D)	DEED INFORMATION
(C)	CALCULATED INFORMATION
(S)	SURVEY INFORMATION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING

LEGEND

TELEPHONE POLE
SIGNAL POLE
GUY ANCHOR
GAS METER
GAS VALVE
WATER VALVE
SANITARY SEWER FLOW ARROW

ELEC. BOX	ELECTRIC BOX
TEL. PED.	TELEPHONE PEDESTAL
PPYP	COMBINATION POLE
POWER POLE	POWER POLE
LIGHT POLE	LIGHT POLE
FIRE HYDRANT	FIRE HYDRANT

CURB INLET	STORM FLOW ARROW
YARD DRAIN	BENCHMARK
BASEMENT VENT	MONITORING WELL
GRATE INLET	8" OAK TREE
STORM MANHOLE	
HOSE BID	
WATER METER	
SANITARY SEWER MANHOLE	

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I hereby certify that the SKETCH OF DESCRIPTION survey shown herein meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstraction of matters affecting title or boundary to the subject property. It is possible there are deeds, mortgages, unrecorded deeds, easements or other instruments which could affect the boundaries.

Larry D. Davis
Registered Florida Surveyor No. 5254

SEAL
NO. 5254
STATE OF FLORIDA

FILE #	04-107	12111-LTDPART-R.dwg
CONTRACT #	C11.001	ARCHIVE
DATE	01/05/05	DRAWN BY WCT

MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No. 00007245

CLIENT NAME
ALLEN SHIFLETT

PROJECT NAME
SHIFLETT
LIMITED PARTITION

SHEET TITLE
LIMITED PARTITION
PROPOSED LOTS

3.0